

040.A

0001

0077.A

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

842,400 / 842,400

USE VALUE:

842,400 / 842,400

ASSESSED:

842,400 / 842,400


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
77-A		WARREN ST, ARLINGTON

OWNERSHIP

Unit #: 77A

Owner 1: ALLOY KATELYN &	
Owner 2: MORELOCK MICHELE	
Owner 3:	

Street 1: 77A WARREN ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: SAPTHARISHI MAHESH & ANURADHA -

Owner 2: -

Street 1: 77A WARREN ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2008, having primarily Vinyl Exterior and 1808 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8022												G10				

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	842,400			842,400		
							310351
							GIS Ref
							GIS Ref
							Insp Date
							07/12/18

PREVIOUS ASSESSMENT		Parcel ID		040.A-0001-0077.A		!15629!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value
2020	102	FV	827,100	0	.	827,100	827,100
2019	102	FV	806,500	0	.	806,500	806,500
2018	102	FV	732,500	0	.	732,500	732,500
2017	102	FV	655,300	0	.	655,300	655,300
2016	102	FV	579,700	0	.	579,700	579,700
2015	102	FV	554,700	0	.	554,700	554,700
2014	102	FV	527,200	0	.	527,200	527,200
2013	102	FV	527,200	0	.	527,200	527,200

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
SAPTHARISHI MAH	66301-186		10/29/2015		689,000	No	No			
SAPTHARISHI MAH	54972-69		7/12/2010			1	No	No		
CARNEY JOHN A,	51605-328		8/22/2008		525,000	No	No			

BUILDING PERMITS											ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
9/30/2020	1188	Heat App	21,500	C					7/12/2018	Measured	DGM	D Mann					
									1/12/2009	NEW CONDO	BR	B Rossignol					

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																				
Type: 8	- Condo TnHs.			Full Bath: 2	Rating: Very Good																											
Sty Ht: 2A	- 2 Sty +Attic			A Bath:	Rating:																											
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																											
Foundation: 1	- Concrete			A 3QBth:	Rating:																											
Frame: 1	- Wood			1/2 Bath: 1	Rating: Very Good																											
Prime Wall: 4	- Vinyl			A HBth:	Rating:																											
Sec Wall:				OthrFix:	Rating:																											
Roof Struct: 1	- Gable			OTHER FEATURES				RESIDENTIAL GRID																								
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good					1st Res Grid	Desc: Line 1					# Units: 1																
Color: GRAY				A Kits:	Rating:					Level	FY					LR	DR	D	K	FR	RR	BR	FB	HB	L	O						
View / Desir:				Frl:	Rating:					Other																						
GENERAL INFORMATION				WSFlue:	Rating:					Upper																						
Grade: B	- Good									Lvl 2																						
Year Blt: 2008	Eff Yr Blt:															Lvl 1																
Alt LUC:	Alt %:													Lower																		
Jurisdct: G10	Fact: .													Totals	RMS: 6	BRs: 3	Baths: 2	HB: 1														
Const Mod:																																
Lump Sum Adj:								REMODELING				RES BREAKDOWN																				
INTERIOR INFORMATION				DEPRECIATION				Exterior:	No Unit	RMS	BRs	FL																				
Avg Ht/FL: STD				Functional:	1	6	3																									
Prim Int Wall: 1	- Drywall			Economic:																												
Sec Int Wall:				Special:																												
Partition: T	- Typical			Override:																												
Prim Floors: 3	- Hardwood																															
Sec Floors:																Total:	3.3	%														
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				COMPARABLE SALES																								
Subfloor:				Basic \$ / SQ: 245.00	Rate	Parcel ID	Typ	Date	Sale Price																							
Bsmnt Gar:				Size Adj.: 0.83185840																												
Electric: 3	- Typical			Const Adj.: 0.99989998																												
Insulation: 2	- Typical			Adj \$ / SQ: 203.785																												
Int vs Ext: S				Other Features: 57133																												
Heat Fuel: 2	- Gas			Grade Factor: 1.33																												
Heat Type: 15	- H.V.A.C			NBHD Inf: 1.29999995																												
# Heat Sys: 1				NBHD Mod:																												
% Heated: 100				LUC Factor: 1.00																												
Solar HW: NO	Central Vac: NO			Adj Total: 871121																												
% Com Wall	% Sprinkled:			Depreciation: 28747																												
MOBILE HOME				Depreciated Total: 842374	WtAv\$/SQ:	AvRate:	Ind.Val	Net Sketched Area: 2,448				Total: 446,696																				
SPEC FEATURES/YARD ITEMS								Size Ad	1808	Gross Are	2448	FinArea	1808																			
PARCEL ID 040.A-0001-0077.A																																
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value														
More: N	Total Yard Items:					Total Special Features:								Total:																		